

TOWN OF BROOKLYN

NOTICE OF PLAN COMMISSION MEETING

Meeting to consider the following Agenda
Wednesday May 4th, 2005 7:00 PM
Town Office —First National Bank Building,
Intersection of Highways 23, 49 and A, Green Lake, WI
brooklyn@dotnet.com
www.tn.brooklyn.wi.gov.

Minutes

- Call meeting to order by Ron Benson at 7:00 p.m. Present: Ron Benson, Chairman; Plan Commission: Roger Priebe, Carolyn King, Phyllis Peterson, Mary Jane Bumby, Tom Esslinger, Sharon Gebhardt. Marian Mildebrandt, Recording Secretary, Town Chairman, Mike Wuest, Amy Emery, Omni.
- Pledge of Allegiance – Said by all in attendance
- Approve Agenda - M/S to approve Roger Priebe/Carolyn King
- Approve minutes of last Plan Commission Meeting - M/S Roger Priebe/Phyllis Peterson, Motion carried.
- Public input – Ron Benson questioned where the public input section should be placed on the agenda. Amy said some put public input on items not on agenda. Then the items would have presentation time, then open to public input, and then close public opinion and then committee discussion and vote. Ron thought it was ok.
- New Business
 - Item 1 Discuss a request by Jeff Rowley for Conditional Use and Rezoning. The Rezoning request is from A-1 Exclusive Agriculture District to RC Recreational District. The Conditional Use permit is for a public educational and recreational resort. The area affected is 27+ acres at W1958 Northwest Road. –

Presenters: Jeff Rowley explained his request. It would be open to all ages; it would show people how to get along with nature. The only building with showers and bathrooms would be a permanent community building. Requesting 27 acres rezoned. Idea is to get people to learn how to eat better, the cabins will be moveable. The trees are 20 feet high, so they would shelter the cabins from the road. Plus he wants to plant more trees.

Roger Priebe indicated there used to be a dump in this area. Jeff Rowley indicated he had it checked out by the DNR before he bought it and was informed that it was capped off. (Question) Carolyn King – how long would people come and stay. (Answer). Could be a week, or weekends. (Question). Timeline? (Answer). As soon as he gets approval, he will start on it. Would be done in phases, 1st would be clean up to make area safe and remove old cars, boats, then 2nd. Would be cabin building and community center would be included, since this is where the bathrooms would be and cooking. There will be outside cooking areas also. (Question). Will this be year-round? (Answer) Yes,

Amy Emery – Omni Staff Report. Amy went through the Staff report she had prepared.

Discussion (Question) How many employees – (Answer) as many as needed. (Question) Hours of operation; - (Answer) Staff would be 24 hours. (Question) There would be insurance, tornado cellar – (Answer) Yes. To both. (Question) Are there existing ponds?(Answer) Yes. (Question) Have you done any checking to see if this would support itself. (Answer) This is already done in New Mexico and Arizona. And they will be advertising to people out of the area. The local people would be encouraged to do the gardening. (Question) Where are some of these places. (Answer) In Maine the common farms. The foods are divided out on percentages. There is a common organic farm in Berlin. They don't have cabins. Jeff Rowley figures it would be a way to bring in revenue. (Question) What kind of cabins. (Answer) They would be wood. He doesn't know what the outside

of the buildings would be. (Question) Would there be electricity to the cabins (Answer) Looking at renewable energy to do the cabins.

(Question) Ron Benson – does the re-zoning fit the area. Amy indicated that it was a close fit to Ag-1.

Motion by Phyllis Peterson that we approve the re-zoning from Ag One to RC Recreation and to reject the conditional use permit until the questions that Amy brought up were addressed (item 1-6, plus checking on ground water/dump related items) as follows:

The Plan Commission recommends the following conditions for the Town of Brooklyn before any conditional use permits be issued:

1. Site Plan. A complete site plan in accordance with the requirements of Section 7.2 of the Green Lake County Zoning Ordinance shall be submitted, reviewed, and approved by the Town of Brooklyn Board.
2. Signage. Given the rural setting for this business, signage should respect the rural character of the area and be in compliance with the requirements of the sign regulations (Section 5.0) of the Green Lake county Zoning Ordinance for RC districts. Any required sign permits should be obtained prior to erection of the signs.
3. Site Lighting. Should respect the agricultural landscape and seek to preserve the dark skies of the area. Dusk-till-dawn should be kept to a minimum. Spot lighting should be prohibited, and light trespassing onto the roadway and adjacent parcels should be avoided.
4. Quiet Setting. To maintain quiet setting consistent, the use of any on-site announcement system should adhere to Town requirements for noise levels, to prevent a nuisance for nearby property owners.
5. Review. Any conditional use permits shall be subject to review for compliance with these requirements within 1 year of the completion of construction of the first building on-site. Additional review periods may be established at that time.
6. Gymnasium. Future gymnasium (60 x 120') request should be submitted separately at the time of desired construction, to ensure compliance with codes in effect at that time.
7. DNR. Proof should be given that the DNR has approved the dump closing that is located on this property. Also to be addressed at this time is what would be consequences if the dumpsite were disrupted with any of the building to be done on this parcel.

Other concerns of the Town Board were: (1) the access driveway to this business. If possible, they would encourage the driveway to enter off of County A, not the town roads. (2) Under the Property Maintenance Standards Code – Section 4 and Ordinance 20002-04 Property Maintenance Standards – Neglected Premises Visible to the Public states: It shall be the duty of any person owning public place or private premises, to maintain such premises so as to not permit the accumulation of litter. – The board feels that this has to be addressed before any conditional uses be issued.

The Plan Commission would like the above items addressed. Seconded by Tom Esslinger. . Sharon Gebhardt – thinks we should do the conditional use first and the rezoning latest. Mike Wuest – About the dump, he has had questions about it from the committee. The DNR has no record of the site being capped. The county has no record of it. It would have to be investigated. The DNR came out and said it was capped off. Jeff Rowley has owned it for 12 years. There is nothing on file from 1960. Mike indicates that he would want paper work on the fact that the site is safe to dig a well on it. Amy Emery – We should make it clear that we are rejecting the conditional use – due to lack of information. Roll call on motion: Roger Priebe Yes, Carolyn King Yes, Phyllis Peterson Yes, Mary Jane Bumby Yes, Tom Esslinger Yes, Sharon Gebhardt Yes, Ron Benson Yes, Motion carried.

- Item 2. Presentation by Omnni Associates of revised information and options that the Plan Commission may want to recommend to the Town Board for consideration. Discuss possible dates for public hearings. – Amy presented a copy of semi-final Land Division & Subdivision Ordinance. It was given to all commissioners. M/S Mary Jane Bumby /Carolyn King recommend approval of Land Division & Subdivision 4/28/05 subject to

September 5, 2005

Attorney Wertsch's approval.. Roll call: Roger Priebe Yes, Carolyn King Yes, Phyllis Peterson, Yes, Mary Jane Bumby Yes, Tom Esslinger Yes, Sharon Gebhardt Yes, Ron Benson, Yes. Motion carried.

- Adjourn – 8:35 p.m.

Respectfully submitted
Marian Mildebrandt, Recording Secretary